

SECTION 3, TOWNSHIP 32 N., RANGE 1 E., W.M.
OAK HARBOR, WASHINGTON

LEGAL DESCRIPTION

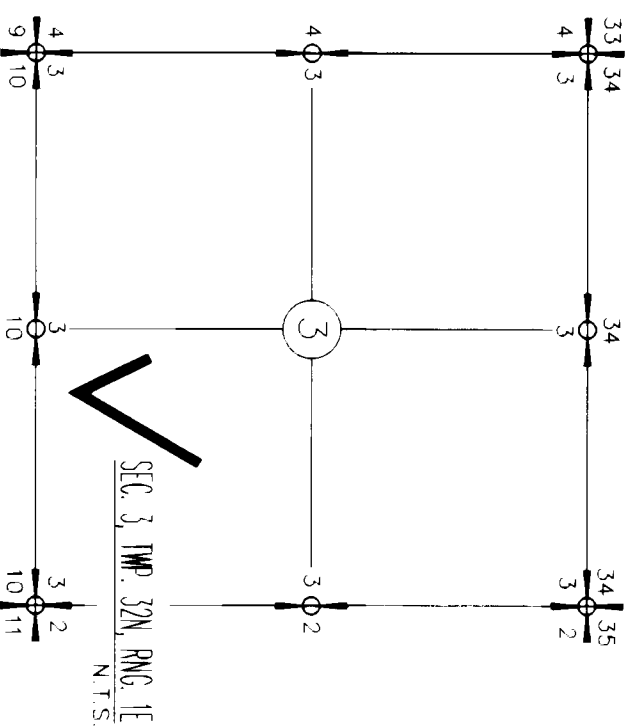
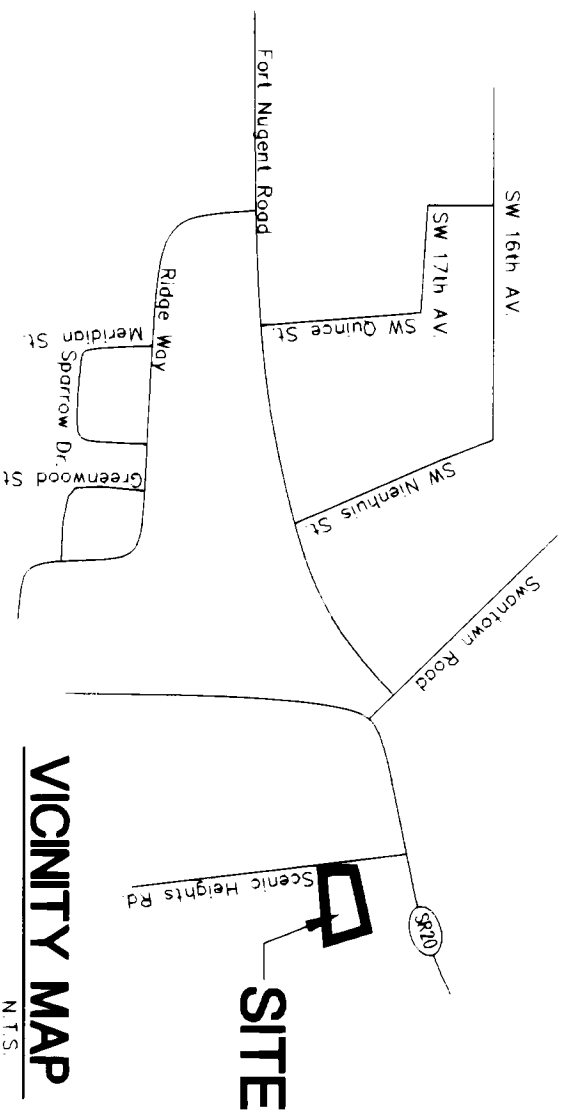
THAT PORTION OF THE ULRICH FREUND DONATION LAND DESCRIBED AS FOLLOWS

BEGGINING AT THE INTERSECTION OF THE WEST BOUNDARY OF THE ULRICH FREUND DONATION LAND CLAIM AND THE BOUNDARY LINE BETWEEN SECTIONS 3 AND 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING SOUTH 89.4922° EAST A DISTANCE 781.35 FEET FROM THE QUARTER CORNER COMMON TO THE SECTIONS 3 AND 10; A DISTANCE FROM SAID POINT OF BEGINNING SOUTH 078 EAST A DISTANCE OF 5 FEET ALONG THE ABOVE DESCRIBED ULRICH FREUND DONATION LAND CLAIM;
THENCE NORTH 58.339°EAST A DISTANCE OF 452.65 FEET;
THENCE SOUTH 65.4910° WEST A DISTANCE OF 170.04 FEET;
THENCE SOUTH 65.4910° WEST A DISTANCE OF 346.22 FEET TO THE WEST BOUNDARY OF THE SAID ULRICH FREUND DONATION LAND CLAIM;
THENCE SOUTH 078 EAST A DISTANCE OF 243.02 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

EXCEPT THE WEST 25 FEET THEREOF FOR THE COUNTY ROAD KNOWN AS SCENIC HEIGHTS ROAD SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

NOTE

1. ZONING: R-4, MULTIPLE FAMILY RESIDENTIAL, DISTRICT
2. ACCESS TO STORMWATER FACILITIES AND SEWER MAIN MANHOLES TO REMAIN UNOBSSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT CITY OF OAK HARBOR APPROVAL.
3. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SUREVORER'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS, AND ORDINANCES.
4. ALL LOT/JUNIT CONCRETS AND THE PONTS OF CURVAUTURE ARE MARKED ON GROUND WITH A REBAR AND PLASTIC PLUG MARKED "SUMMIT 32169" UNLESS NOTED OTHERWISE.
5. ALL UNITS SHALL HAVE AN UNDIVIDED INTEREST IN ALL COMMON ELEMENTS, MAINTENANCE, UPKEEP AND REPAIR OF COMMON ELEMENTS AND ANY FACILITIES THEREON SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
6. ALL STREETS/ROADS AND STORMWATER FACILITIES ON THIS DEVELOPMENT ARE PRIVATE. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SAID ROADWAYS AND UTILITIES. THE CITY OF OAK HARBOR HAVE EASEMENT OVER AND UNDER THE ROADWAYS FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF THE CITY OWNED WATERMAIN AND SANITARY SEWER FACILITY.



EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON TELEPHONE CO. OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, AT&T TELECOMMUNICATIONS INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADWAYS AND UTILITIES EASEMENTS (10, 7) SHOWN HEREON, AND ALONG THE ROUTE OF THE AS BUILT OR YET TO BE BUILT UTILITY ALIGNMENTS, IN WHICH, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTEANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE UNITS WITHIN THIS DEVELOPMENT AND OTHER PROPERTY AS MAY BE DEVELOPED IN ASSOCIATION WITH EXPANSIONS TO THIS DEVELOPMENT, TOGETHER WITH THE RIGHT TO ENTER UPON THE UNITS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THIS DEVELOPMENT OR TO THE CONDOMINIUM ASSOCIATION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

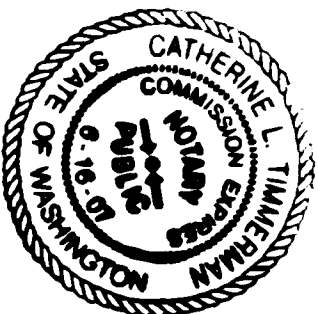
ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Seattle
THIS IS TO CERTIFY THAT ON THE 14 DAY OF October, 2004,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED
Brian Gray
OF SCENIC TERRACE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,
TO ME KNOWN TO BE THE MANAGER OF SAID COMPANY WHO EXECUTED
THE WITHIN AND FOREGOING DECLARATION AND ACKNOWLEDGED THE SAID
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF
SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND
ON OATH STATED THAT (S)HE WAS THE INDIVIDUAL AUTHORIZED TO
EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL
THE DAY AND YEAR FIRST MENTIONED ABOVE.

ACKNOWLEDGEMENT

STATE OF Washington)
COUNTY OF Snohomish)
THIS IS TO CERTIFY THAT ON THE 14th DAY OF October, 2004,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED
John Struick
OF Horizon Bank A GEN. INVORER VP
OF CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION,
WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED
THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF
SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND
ON OATH STATED THAT (S)HE WAS THE INDIVIDUALS AUTHORIZED TO
EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL
THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF
Washington, RESIDING AT Mt. Vernon

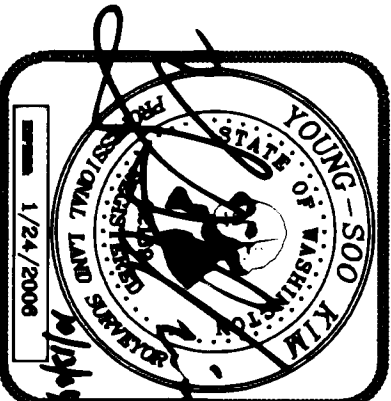


SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS ARE BASED ON AN ACTUAL SURVEY OF THE DESCRIBED PROPERTY, THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, AND THAT ALL INFORMATION REQUIRED BY ROW 64.34.232 IS SHOWN, STATED, OR SUPPLIED HEREIN. I FURTHER CERTIFY THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE RESIDENTIAL UNITS IN THIS CONDOMINIUM ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS CONTAINED HEREIN.

YOUNG-SOO KIM, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 32169

SHEET 1 OF 3

**PARCEL NUMBER**

R13203-020-3580

DECLARATION REFERENCE.

WASHINGTON, WASHINGTON, AT AUDITOR'S FILE
RECORDED IN THE AUDITOR OF ISLAND COUNTY, RECORDS OF ISLAND COUNTY,
2116436

DEDICATION:

THE UNDERSIGNED OWNER(S) IN FEE SIMPLE ("DECLARANT") HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATED THE SAME FOR CONDOMINIUM PURPOSES. THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT: SCENIC TERRACE, L.L.C.

BRIAN GENTRY, ITS MANAGER

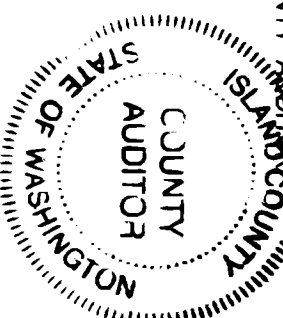
LIENHOLDER: HORIZON BANK

VICE PRESIDENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Sevin Terrace LLC
THIS 15th DAY OF October, 2004 AND RECORDED IN PLATS,
UNDER AUDITOR'S FILE NO. 4115437 RECORDS OF ISLAND, COUNTY
WASHINGTON.

Suzanne Sinclair
ISLAND COUNTY AUDITOR



DEVELOPERS/OWNERS

SCENIC TERRACE, L.L.C.
5504 E. FAIRHAVEN AVENUE
BURBURLINGTON, WA 98233
(360) 755-9021

S0211

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



PLANS FOR UNITS IN PHASE 1

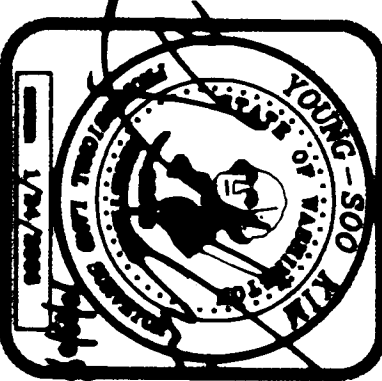
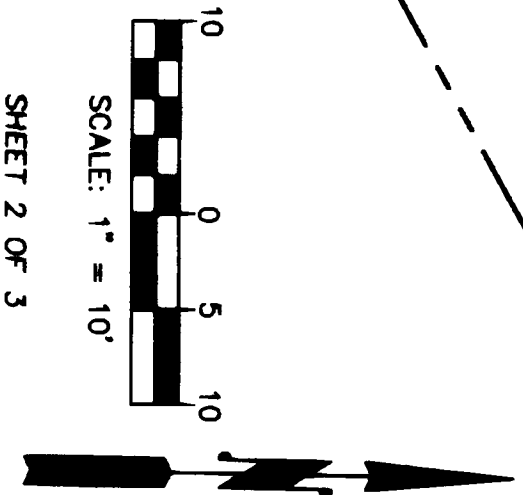
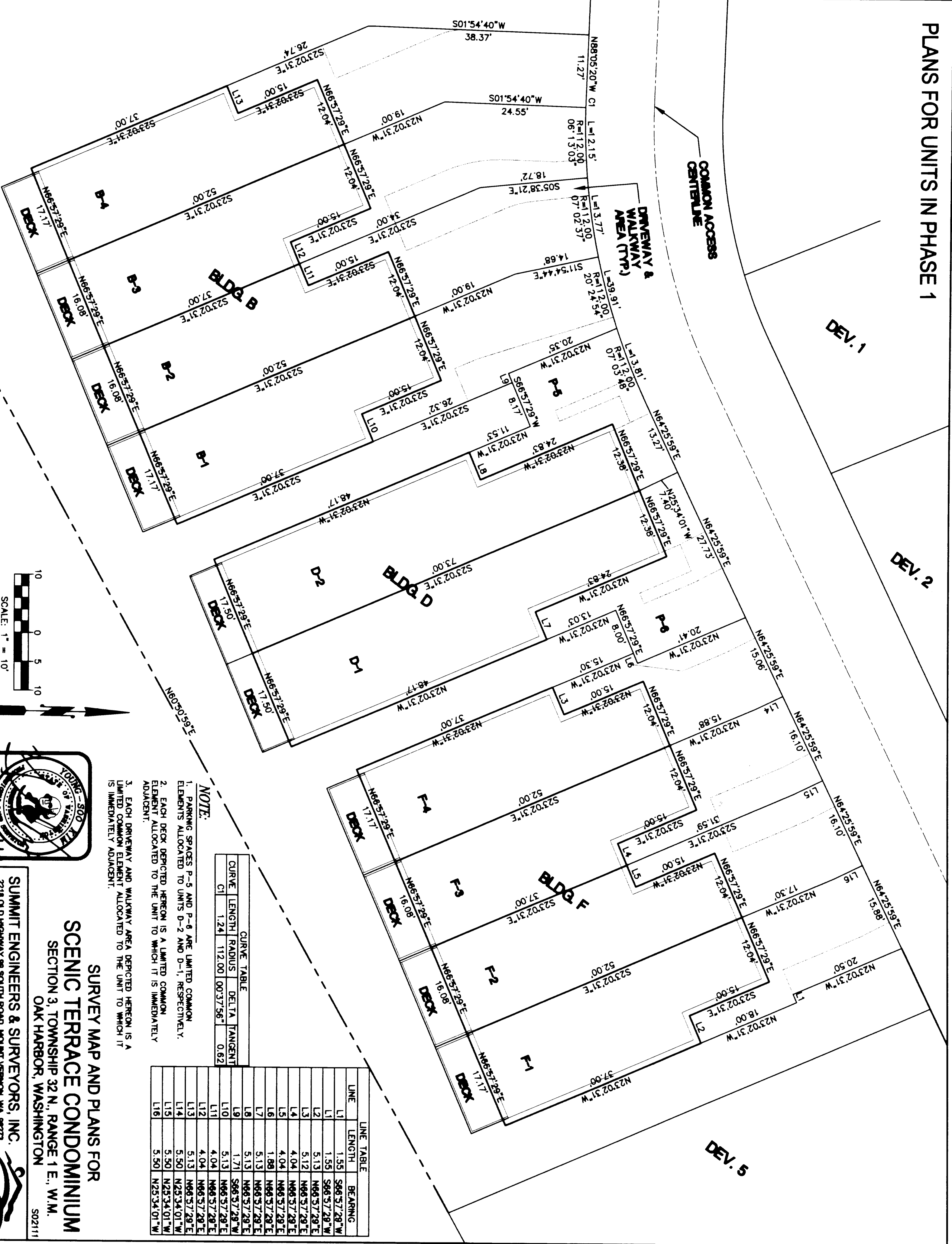
DEV. 1

DEV. 2

DEV. 5

COMMON ACCESS
CENTERLINE

DRIVEWAY &
WALKWAY
AREA (TYP.)



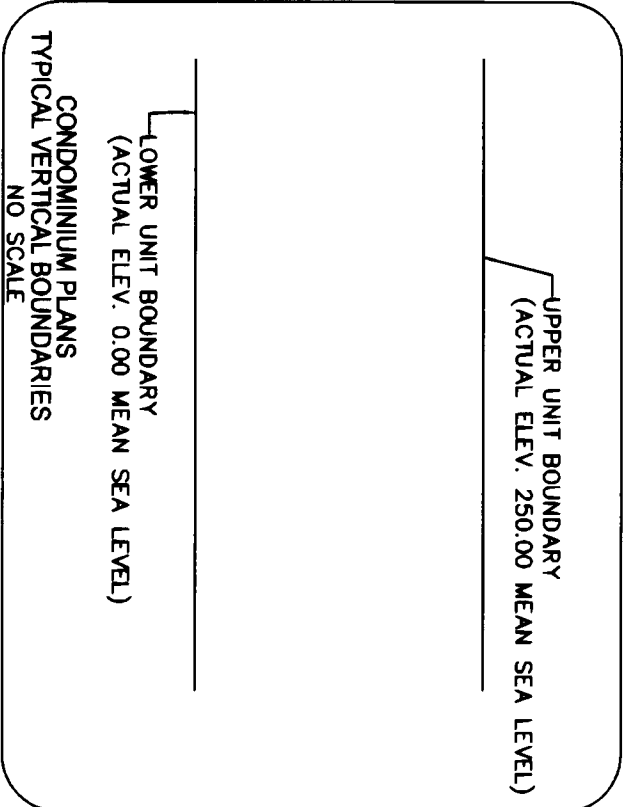
**SURVEY MAP AND PLANS FOR
SCENIC TERRACE CONDOMINIUM**
SECTION 3, TOWNSHIP 32 N., RANGE 1 E., W.M.
OAK HARBOR, WASHINGTON
S02111

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 98 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4888 FAX: (360) 416-4848
E-MAIL: YSR@SUMMITES.COM

NOTE:
1. PARKING SPACES P-5 AND P-6 ARE LIMITED COMMON ELEMENTS ALLOCATED TO UNITS D-2 AND D-1, RESPECTIVELY.
2. EACH DECK DEPICTED HEREON IS A LIMITED COMMON ELEMENT ALLOCATED TO THE UNIT TO WHICH IT IS IMMEDIATELY ADJACENT.
3. EACH DRIVEWAY AND WALKWAY AREA DEPICTED HEREON IS A LIMITED COMMON ELEMENT ALLOCATED TO THE UNIT TO WHICH IT IS IMMEDIATELY ADJACENT.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA TANGENT
C1	1.24	112.00	00°37'56" 0.62

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.55	S66°57'28"W
L1	1.55	S66°57'28"W
L2	5.13	N66°57'29"E
L3	5.12	N66°57'29"E
L4	4.04	N66°57'29"E
L5	4.04	N66°57'29"E
L6	1.86	N66°57'29"E
L7	5.13	N66°57'29"E
L8	5.13	N66°57'29"E
L9	1.71	S66°57'28"W
L10	5.13	N66°57'29"E
L11	4.04	N66°57'29"E
L12	4.04	N66°57'29"E
L13	5.13	N66°57'29"E
L14	5.50	N25°34'01"W
L15	5.50	N25°34'01"W
L16	5.50	N25°34'01"W



CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	8.21	10.00	47°01'16"	4.35
C2	10.17	112.00	05°12'15"	5.09
C3	2.92	112.00	01°29'42"	1.46
C4	12.64	88.00	08°13'48"	6.33

LINE	LENGTH	BEARING
L1	1.71	S66°57'29"W
L2	8.17	N66°57'29"E
L3	8.00	N66°57'29"E
L4	12.83	N60°13'56"E
L5	4.82	N67°39'31"E
L6	10.01	N64°25'59"E
L7	5.51	N23°02'31"W
L8	6.71	N23°02'31"W
L9	13.30	N23°02'31"W
L10	7.68	S23°02'31"E
L11	12.62	S23°02'31"E
L12	8.13	N23°02'31"W
L13	1.88	N66°57'29"E
L14	5.51	N23°02'31"W
L15	12.11	N23°02'31"W
L16	10.00	N66°57'29"E
L17	14.00	N88°06'20"W
L18	11.27	N88°06'20"W
L19	5.63	S01°54'40"W
L20	13.78	N66°57'29"E
L21	12.32	S23°02'31"E
L22	10.17	S66°57'29"W

NOTE: EACH DEVELOPMENT UNIT DEPICTED HEREON [e.g. DEV-1] IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION – MAY BE SUBDIVIDED INTO RESIDENTIAL UNITS.

BENCHMARK

- BRASS DISK IN CONCRETE MONUMENT ELEV.=36.11 (MEAN SEA LEVEL) LOCATED AT SCENIC HEIGHTS ROAD & PRIVATE DRIVEWAY

LEGEND

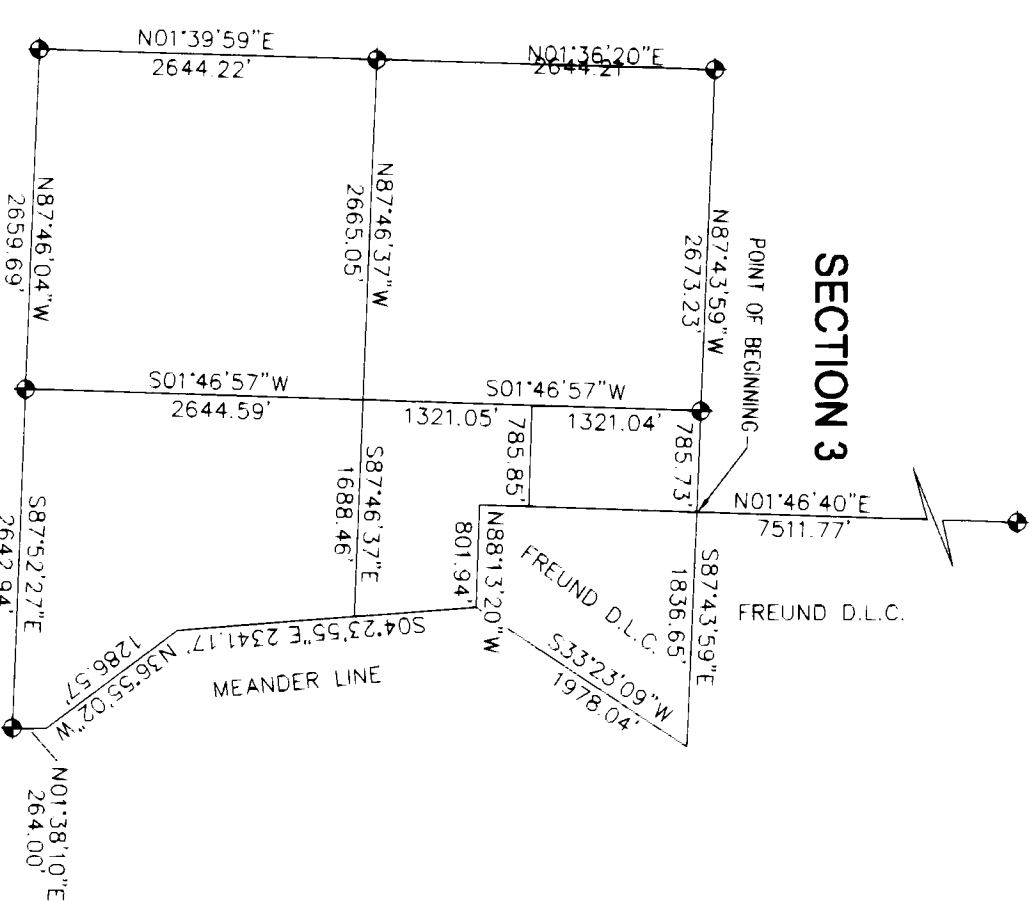
- SET REBAR & CAP #32169
- FND. CONC. MON. PER AFN.96019422

BASIS OF BEARING

WEST LINE OF ULRICH FREUND DONATION CLAIM BEARING N 01°46'40" E.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A TOPCON GTS-3C TOTAL STATION ON 10-04.



**SURVEY MAP AND PLANS FOR
SCENIC TERRACE CONDOMINIUM**
SECTION 3, TOWNSHIP 32 N., RANGE 1 E., W.M.
OAK HARBOR, WASHINGTON

S02111
SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM

